

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>03-091</u>	<u>HERMAN PONCE</u>
<u>03-140</u>	<u>ANGELO & SUSAN LA VECCHIA</u>
<u>03-307</u>	<u>ZETTIE JONES</u>

APPLICANT: HERMAN PONCE

- (1) Applicant is requesting to permit a residential structure to setback a minimum of 14.2' (15' required) from the side street (east) property line.
- (2) Applicant is requesting to permit a porch addition setback 11.56' (25' required) from the front (north) property line.
- (3) Applicant is requesting to permit a storage building setback 16' (20' required) from the side street (east) property line.
- (4) Applicant is requesting to permit a utility building setback 3' (5' required) from the rear (south) property line and setback 4.87' (5' required) from the interior side (west) property line and spaced 2.6' (10' spacing required) from a storage building.

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Legalization for Mr. Herman Ponce 2300 N.W. 172 Terrace, Miami, FL," as prepared by Ramms Engineering, Inc., dated 1/21/02 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 25, RADIO HEIGHTS RE-SUBDIVIDED, Plat book 13, Page 67.

LOCATION: 2300 N.W. 172 Terrace, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 53' x 121'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: ANGELO & SUSAN LA VECCHIA

- (1) RU-1 to RU-5A
- (2) Applicants are requesting to permit a site with a lot area of 8,250 sq. ft. (10,000 sq. ft. required)
- (3) Applicants are requesting to permit an office with a setback of 7.5' from the interior side (south) property line (15' required).
- (4) Applicants are requesting to permit parking spaces with 0 back-out (22' required) and to permit said spaces to back-out onto N.W. 27 Avenue (not permitted).
- (5) Applicants are requesting to permit a 2-way drive 17' wide (20' wide required).
- (6) Applicants are requesting to permit a site with 0 shrubs (50 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #6 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr. Angelo LaVecchia," as prepared by C. Crawl, consisting of two pages and dated 10/8/03 and 2/14/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 8, MYRTLE GROVE, Plat book 53, Page 90.

LOCATION: 17430 N.W. 27 Avenue, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 0.18 Acre

RU-1 (Single Family Residential)
RU-5A (Semi-professional Offices)

APPLICANT: ZETTIE JONES

- (1) Applicant is requesting to permit a single family residence setback varying from 10' to 14.83' (25' required) from the rear (south) property line.
- (2) Applicant is requesting to permit a single family residence with a lot coverage of 39.4% (35% maximum permitted).
- (3) Applicant is requesting to permit 1 lot tree (3 lot trees required) and 30 shrubs (60 shrubs required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Residence for Mr. & Mrs. Jones," as prepared by Sonny Comm. Dev. Corp., consisting of 5 sheets, dated stamped received 10/8/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 7, NORTH DADE COUNTY CLUB, SECTION 4, Plat book 87, Page 35.

LOCATION: 1330 N.W. 207 Street, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 84' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)